

Capital Projects Quarterly Report

February 28, 2017

Government Building Solar Parking Canopies

Project Purpose/Background

In an effort to reduce electrical costs, solar parking canopies will be installed at the Government Building Complex, which will result in an average annual cost savings of \$35,300. This represents a 15.6% cost reduction.

Project Status

- Power Purchase Agreement (PPA) signed December 2015.
- Net metering application submitted to SMECO in August 2016. Application being finalized.
- System design layout submitted to Town of La Plata in September 2016.
- Anticipated start of construction: Spring 2017
- Anticipated project completion: Winter 2017

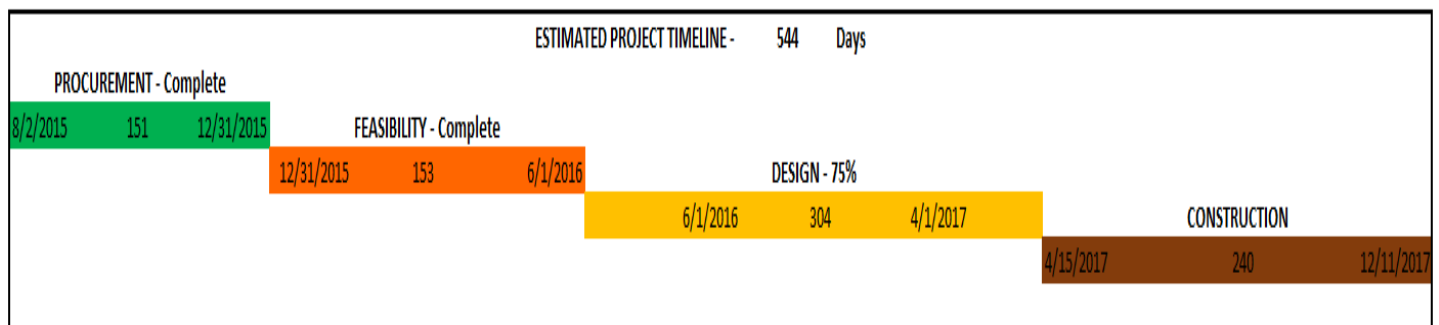
Three-Month Look Ahead

Expected start of construction in April 2017.

Issues/Concerns

Cantilever design will limit size of vehicles that can park in Government Building Complex parking lots. Coordination with Emergency Services Department will be necessary to ensure that public safety/emergency vehicles will be able to maneuver throughout parking areas.

Project Summary



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Solar Power Purchase Program

Project Purpose/Background

In an effort to reduce electrical costs, the County initiated its Solar Power Purchase Program in the fall of 2015 by competitively soliciting proposals from qualified solar power providers. As a result of the solicitation, the County issued letters of intent to three solar energy companies. The County's solar power initiative is an on-going program with a goal of having 100% of the County's electricity demand provided through solar energy, which would result in an average annual cost savings of more than \$715,000. This represents a 32% cost savings.

Project Status

- Three (3) letters of intent issued for three (3) County owned sites and one (1) privately owned site.
- Two (2) draft Power Purchase Agreements (PPA's) submitted for review.
- One (1) draft PPA under review and in final stage of negotiations (privately owned site).
- Solar provider (private site) is coordinating with SMECO on interconnection agreement.
- Privately owned site scheduled start of construction: Spring 2017; completion: December 2017.
- Solar provider exploring opportunities for other potential County owned sites.

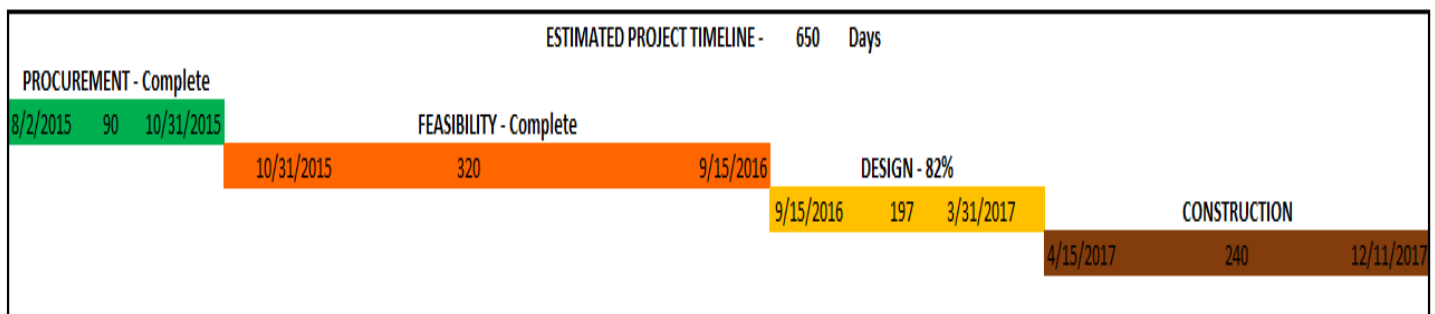
Three-Month Look Ahead

Expect to receive approval of interconnection application from SMECO and start construction. Solar providers to explore other County owned properties for other prospective solar sites.

Issues/Concerns

Declining value of renewable energy credits (RECs) will impact overall savings for County.

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Health Department Roof Replacement

Project Purpose/Background

The existing roof surface layer at the Health Department (HD) has outlived its serviceable life and is in need of replacement. In 2015, an evaluation of the roof and coating system was performed and out of three recommended repair options, the County selected a roof recovery option which involves construction of a new thermoplastic polyolefin (TPO) single-ply membrane roof over the existing metal roof.

During the design of the new roof system, a roof structural assessment recommended steel reinforcement of the structural members prior to replacement of the roof. Thus, new steel beams and purlins will be installed to supplement the existing structure and prepare the roof for the additional load of the new roof recovery system.

Project Status

- Team currently exploring relocation alternatives to minimize impact to Health Department functions snow events.

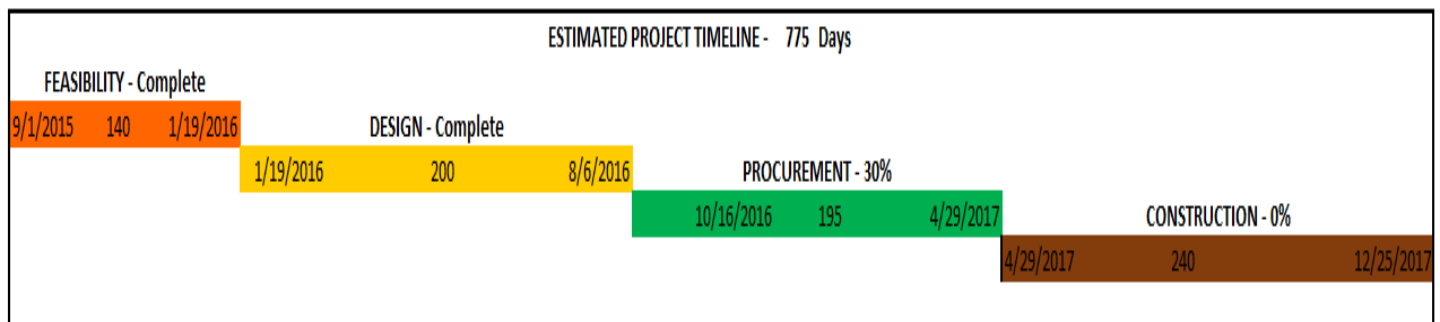
Three-Month Look Ahead

Utilize task order consultant to design the site layout for temporary facilities, obtain all necessary permits and begin delivery of temporary office facilities.

Issues/Concerns

At the request of HD staff, Public Facilities verified the need to paint the clinic area during the displacement of clinical staff. Public Facilities is requesting to replace the rooftop A/C units simultaneously. Displacement of the clinic beyond 50 days requires special consideration and planning. Capital Services foresees a major planning and coordination effort to ensure the successful completion of the interior structural reinforcement work.

Project Summary



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National Guard Armory Renovations Study

Project Purpose/Background

The County seeks to renovate the former National Guard Armory facility located at 14 W. Hawthorne Drive in the Town of La Plata. In 2011, the Department of Public Works (DPW) performed a preliminary assessment of the facility and found that the building was in need of several renovations.

The purpose of the project is to perform a detailed feasibility study to determine the exact extent of the renovations, analyze the feasibility of several municipal type adaptive re-uses, and prepare a rehabilitation cost estimate for obtainment of a general use and occupancy permit.

Project Status

- Received decision from Maryland Historical Trust limiting modifications to exterior only.
- Feasibility Study construction cost estimates for general office space and other uses subject to the existing building having enough space for each use (therefore precluding the need for an addition) are:
 - Office Space: \$185/SF @ 29,200 SF = \$5,400,000.
 - Recreation Center: \$205/SF @ 29,200 SF = \$5,986,000.
 - Library: \$215/SF @ 29,200 SF = \$6,278,000.
 - Animal Shelter: \$225/SF @ 29,200 SF = \$6,570,000.

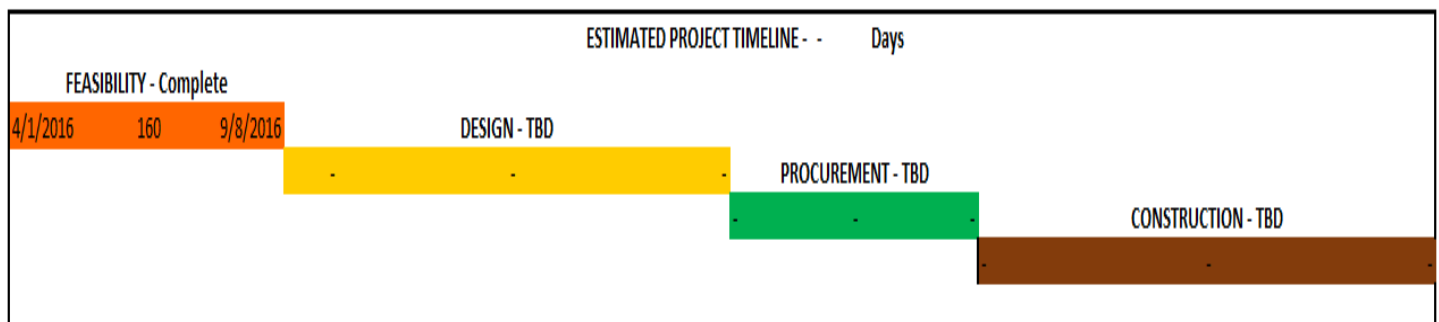
Three-Month Look Ahead

Staff to receive direction on use for facility.

Issues/Concerns

High renovation costs and limited adaptive re-use options due to historical easement threatens to halt the project.

Project Summary



Middletown Road/Billingsley Road Roundabout

Project Purpose/Background

Traffic backups exist during peak vehicular volume times at the existing 3-way stop located at Billingsley Road and Middletown Road. This project will allow traffic flow to move more freely through a two-lane roundabout. The project will include construction of a 2-lane roundabout and 800 linear feet of 4-lane divided highway from signalized intersection to the roundabout to meet the ultimate roadway classification for Middletown Road.

Project Status

- Construction underway. Contractor demolished existing house and garage. Staff continues to work on final acquisitions. Contract schedule has the project being completed by December 15, 2017.

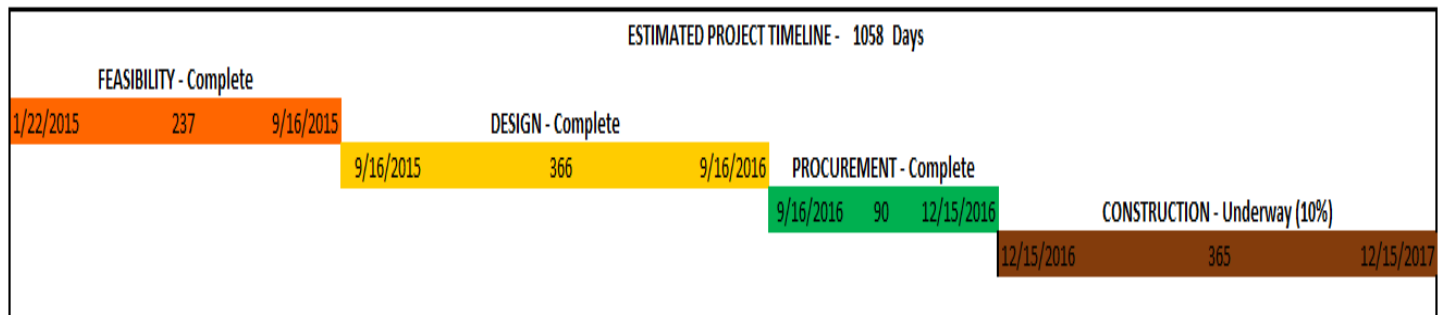
Three-Month Look Ahead

Expect to receive signed contract documents, complete right of way plats, and rights of entry.

Issues/Concerns

Final land and easement acquisitions.

Project Summary



NPDES Holly Tree Lane

Project Purpose/Background

The NPDES Holly Tree Lane Stream Restoration project is located approximately .5 miles north of US Route 301 (Crain Highway) on the east side of Holly Tree Avenue in Waldorf. Most of the upstream residential properties were built in the late 1970's and 1980's without any water quality treatment, although several properties upstream did implement Best Management Practices (BMPs) when constructed after 2003. The County's NPDES program has identified the Holly Tree Lane Stream project as a designated location for improving water quality through stormwater BMPs or stream/channel restoration. Please note that the intent of this project is to provide as much water quality as possible while meeting MDE's Stormwater Management regulations, and establishing a long term solution to severe channel erosion that occurs within the existing stream.

Project Status

- Construction complete.

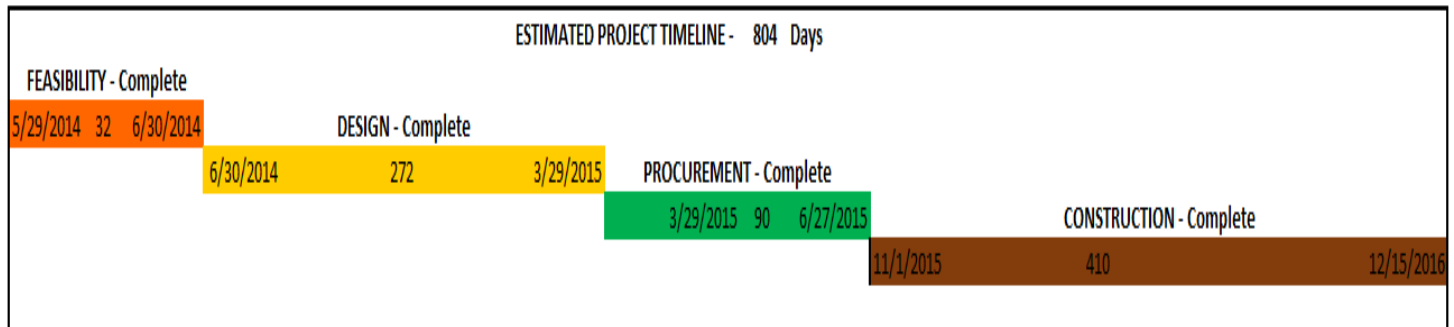
Three-Month Look Ahead

Expect to complete all punch list items, place project into 1-year warranty period, and close project.

Issues/Concerns

None.

Project Summary



Western Parkway Phase 2

Project Purpose/Background

The Western Parkway Phase 2 project involves the rehabilitation of the existing roadway and stormwater drainage between Acton Lane and Pierce Road. Phase 2 is the next phase of improvements for a north/south alternative route to US 301 that will facilitate local vehicular traffic within Waldorf. The existing roadway will be upgraded to a four-lane divided highway of Minor Arterial Parkway classification. Auxiliary lanes are proposed for deceleration and acceleration at intersections and entrances where right-of-way width is sufficient to allow such improvements.

Project Status

- Notice to proceed issued on January 12, 2017. Contractor mobilized to site on January 25, 2017 and began installing erosion and sediment control measures. Contractual project completion date is August 5, 2018.
- Washington Gas on site relocating gas line to facilitate new roadway.

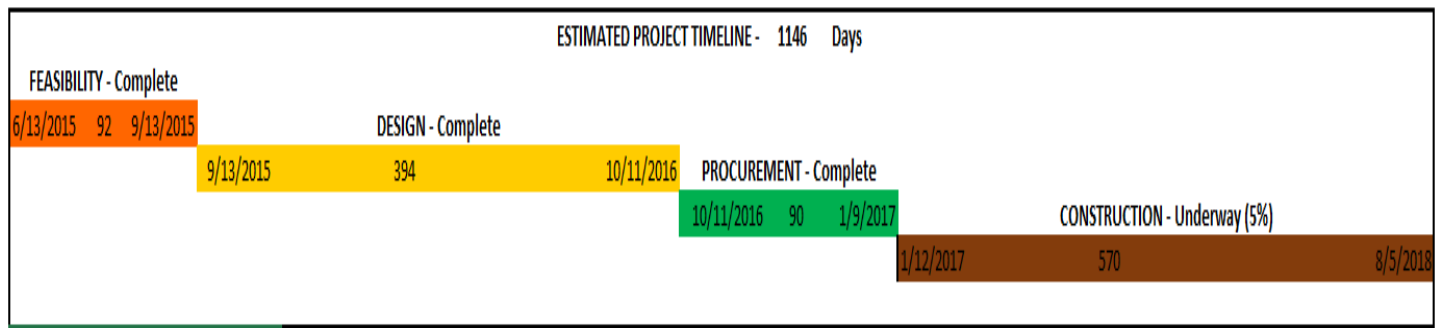
Three-Month Look Ahead

Contractor excavating for stormwater management pond. Receive approval of waiver request for time of year restriction for instream work.

Issues/Concerns

- Stormwater management facilities must be completed prior to May 4, 2017 to meet MDE deadlines.
- Permits with MDE and ACOE may be affected by the transfer of property ownership and any proposed revisions by the new ownership.
- Costs for relocating existing utilities (SMECO, Verizon).

Project Summary



Western Parkway Phase 3B

Project Purpose/Background

The Western Parkway Phase 3B project involves the construction of a new four lane divided highway of Minor Arterial Parkway classification between Pierce Road and US Route 301 north of Mattawoman Drive. The Phase 3B project is the final phase of improvements for a north/south alternative route to US Route 301 that will facilitate local vehicular traffic within Waldorf. Additionally, this project will provide for the next links of the pedestrian and bicyclist facilities within the Waldorf Urban Core area, particularly west of Crain Highway.

Project Status

- County continues to work with new property owner on Memorandum of Understanding.

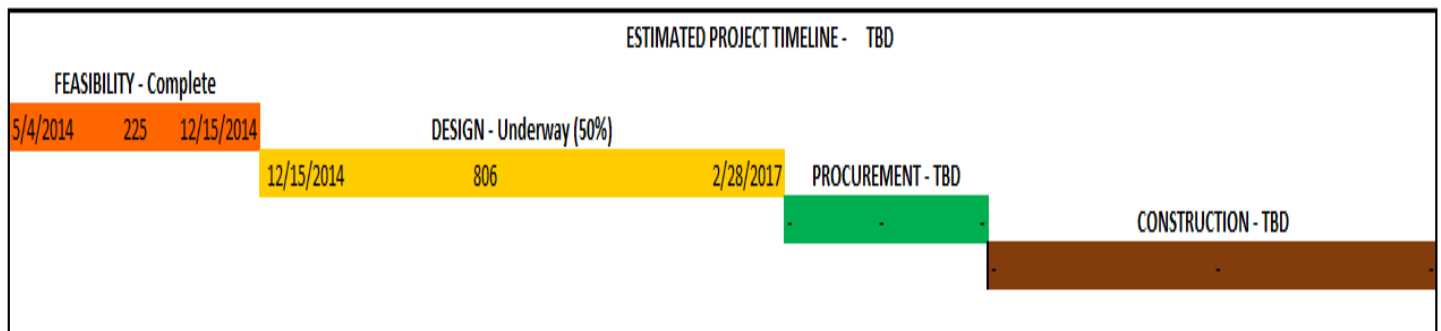
Three-Month Look Ahead

- County Attorney's office to continue working with new property owner, Greenberg Gibbons regarding the Memorandum of Understanding enabling Capital Services to begin the procurement process for design with consultant(s).

Issues/Concerns

- Board of County Commissioners voted to revert back to the original alignment which terminates at Mattawoman Drive and US Route 301 which will require revisions to current drawings and permits.

Project Summary



Billingsley Road Safety Improvements

Project Purpose/Background

This portion of Billingsley Road is considered a “road of use” with an acknowledged right of way of 30 ft. as accepted by the County from State Highway Administration (SHA) per an agreement dated August 22, 1988. The pavement width is typically substandard according to the Road Ordinance and varies between approximately twenty (20) feet and thirty-six (36) feet in width where auxiliary lanes presently exist. The road itself and the associated infrastructure are limited by these right of way constraints, as well as limitations of the surrounding topography, natural features, and private property constraints. Minor safety improvements, such as raised pavement markings, greater signage, and drainage enhancements have been made over time to improve driving conditions. However, the current geometrics and associated physical constraints have limited the County’s ability to provide safety improvements. Based on these limitations, the County is designing the necessary improvements to Billingsley Road and the associated infrastructure (drainage, shoulders, etc.) to improve road and driver safety.

Project Status

- Soil borings completed on February 3, 2017.
- Design consultant currently working on step 2 of the stormwater management review process.
- Continuing the removal of trees and stumps immediately adjacent to the roadway.
- Revised right of entry letter sent to property owner for archeological test pits (historic property), and percolation tests (relocation of septic field).

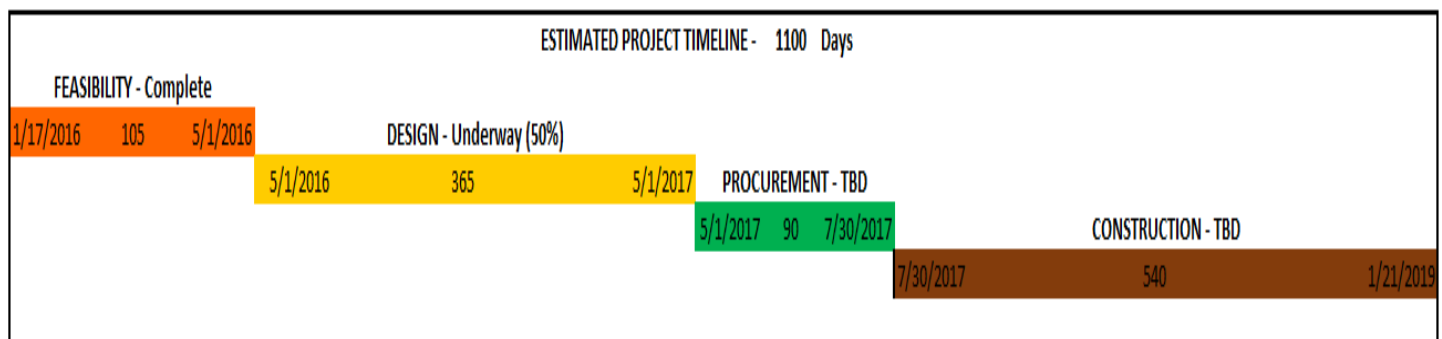
Three-Month Look Ahead

Expect to complete geotechnical investigation report, and submit step 2 stormwater management design plan for approval by Planning and Growth Management Department.

Issues/Concerns

- Impacts to four (4) properties due to stormwater management and changes in vertical alignment of the proposed roadway.
- Preliminary roadway alignment will require relocation of septic field.

Project Summary



McDaniel Road/Smallwood Dr. Traffic Signal Improvements

Project Purpose/Background

Project is result of a traffic warrant analysis completed in May 2016. After review by the Traffic Safety Committee due to complaints from residents regarding difficulty making U-turns and left turn movements from McDaniel Road, it was determined that a traffic signal be placed at this location. Elm Street Development is providing \$50K to the project.

Project Status

- Design performed via task order consultant contract and is 95% complete.
- Construction to start in April of 2017 and to be performed via piggyback contract.

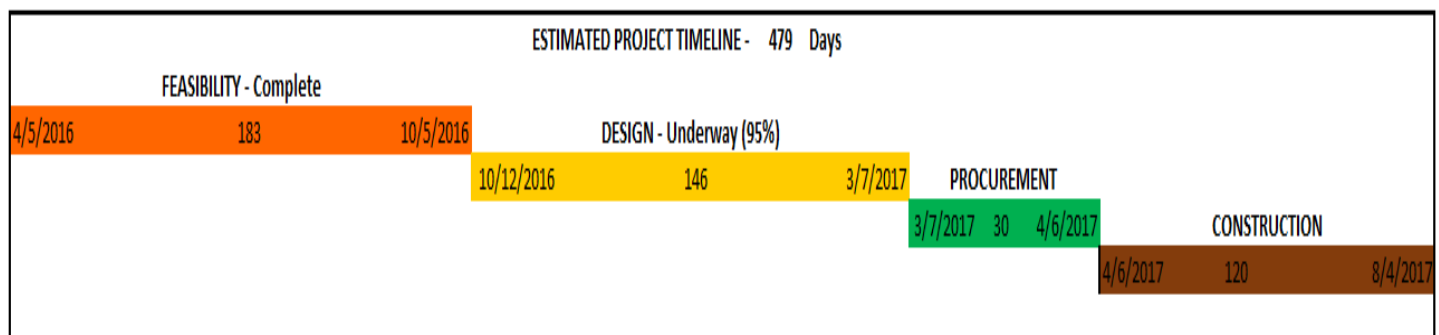
Three-Month Look Ahead

Expect to receive and submit traffic design approval, complete procurement for construction services, and start construction. Construction to be performed via piggyback on MDSHA contract.

Issues/Concerns

- Existing CADD drawings could not be reviewed by design consultant which required the development of new site drawings.
- SHA advised that design review and maintenance responsibility is with the County.
- Review services performed by separate consultant.

Project Summary



Government Building Atrium/Security Renovations

Project Purpose/Background

Provide architectural, structural, mechanical, electrical, and plumbing design drawings as necessary for the installation of security upgrades for the atrium of the Charles County Government building. Services provided shall be based on the layout selected from preliminary engineering and drawings prepared previously.

Project Status

Notice to proceed issued on January 18, 2017 and is currently underway with an anticipated completion date of June 1, 2017. A budget request was submitted to Fiscal Services for consideration in FY2018 – FY2022 budget cycle. Sole Source services request sent to Purchasing on January 4, 2017. Purchase Order issued on January 18, 2017.

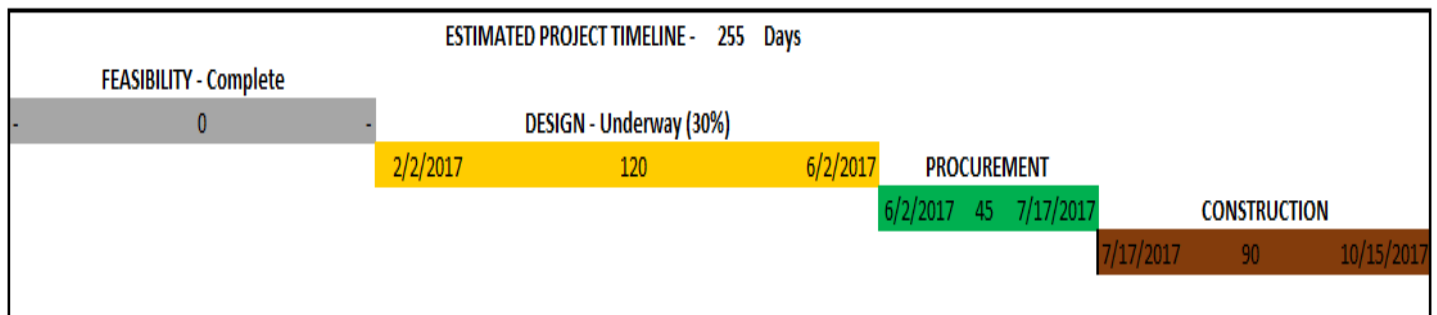
Three-Month Look Ahead

Expect to review progress drawings with County staff and design team.

Issues/Concerns

None.

Project Summary



Government Building Commissioner Wing Renovations

Project Purpose/Background

Develop and provide proposed mechanical, electrical, and plumbing plans for the renovation of the commissioners wing (C-Wing) of the Charles County Government building. The design consultant will at a minimum meet with County staff on site to review scope of the project, prepare proposed drawings based on the Scheme A as selected by the County, meet with County staff to review the plans, provide one set of modifications to the drawings as required, prepare construction documents of the approved design, and submit design drawings as necessary with building permit application in conjunction with the architectural modifications.

Project Status

Design underway based on Scheme A as requested by the County.

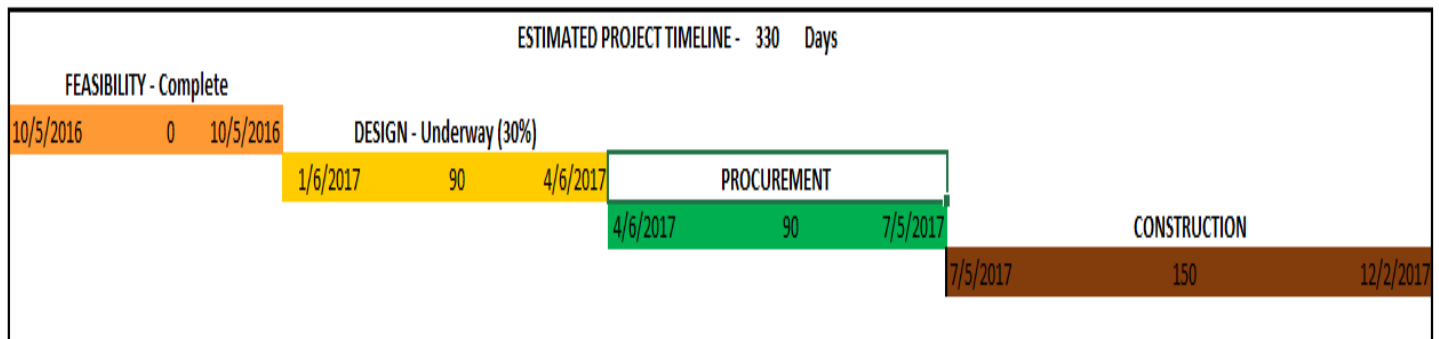
Three-Month Look Ahead

Expect to meet with design architect and stakeholders to review progress drawings, revise drawings as necessary, submit drawings for permit, and complete design.

Issues/Concerns

None.

Project Summary



Southern Maryland Stadium Seating Area Cover/Roofing

Project Purpose/Background

Perform a feasibility study on providing a protected/covered roofing system over the seating area to create a venue for multiple spectator events and extend the viewing seasons.

At a minimum, the consultant shall:

- Use existing base building drawings, field measure and verify base building dimensions where required. Develop base plans.
- Develop architectural concept(s) to explore different applicable roof systems. Develop simple 3D massing mode. Review Building Codes if applicable.
- Review concepts with structural engineer for feasibility. Develop “order of magnitude” budget/cost estimate.

Project Status

Coordinating with design consultant and Purchasing for services via piggyback on existing contract.

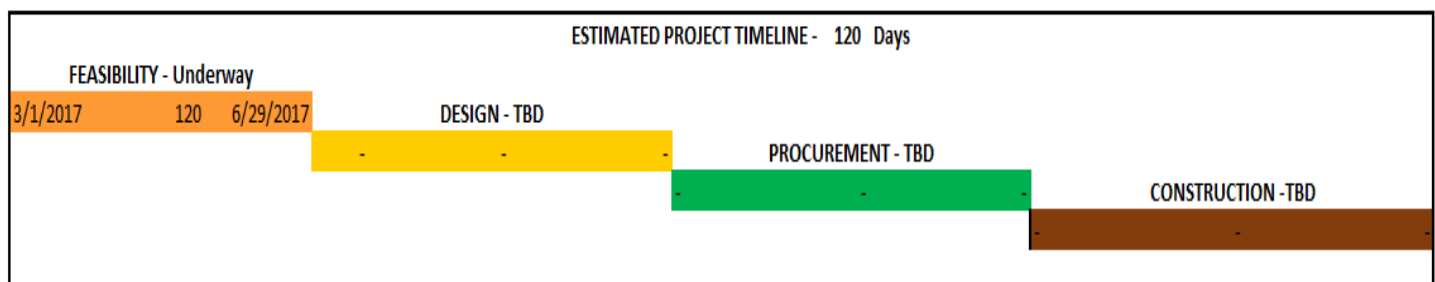
Three-Month Look Ahead

Expect to complete procurement for design, submit design for review.

Issues/Concerns

None.

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RECENTLY COMPLETED PROJECTS

PROJECT NAME	YEAR FULLY FUNDED	YEAR COMPLETED	TOTAL BUDGET
NPDES Pinefield Retrofit	FY13	May 2014	\$1,219,630
Bryans Road Well No. 7 Phase 1	FY07	Sept. 2014	\$750,000
NPDES Acton Lane	FY14	Dec. 2014	\$318,300
Meadowlands Stormwater Management Pond	FY13	Jan. 2015	\$66,500
NPDES Fox Run	FY14	Jan. 2015	\$1,091,710
Eagle Ridge Section 2/3	FY14	Apr. 2015	\$141,720
Budget Security Mini Storage	FY14	Apr. 2015	\$5,060
NPDES Bryans Road	FY13	May 2015	\$2,011,310
Dogwood Drive Drainage Repairs	FY16	Sept. 2016	\$13,820
Bibury Lane Bridge	FY13	Dec. 2016	\$310,000
Poplar Hill Road Pass / No Pass Analysis	FY17	Dec. 2016	\$6,300
NPDES White Plains	FY15	Dec. 2016	\$721,250
NPDES Holly Tree	FY16	Dec. 2016	\$1,746,700
NPDES Roof Top Disconnects	FY17	Aug. 2016	\$105,000
Eagle Ridge Section 1	FY14	Feb. 2016	\$287,310
Chestnut Subdivision	FY16	Aug. 2015	\$69,170
Bucks Run	FY15	July 2016	\$171,880
Covington Point	FY15	April 2016	\$65,930
Strawberry Hills Water Line Extension	FY16	Mar. 2016	\$791,220
Swan Point Water Tower Rehabilitation	FY13	Oct. 2015	\$677,000
Patuxent Aquifer Study	FY14	May 2015	\$1,673,000
JP Morgan Repair	FY15	Oct. 2015	\$791,870
National Guard Armory Renovations Study	FY16	Aug. 2016	\$80,000
Landfill Cells 2B & 2B	FY13	Sept. 2016	\$9310,000
Smallwood Tower Rehabilitation (Interior)	FY16	Jan. 2016	\$1,765,000
National Guard Armory Sewer	FY15	Dec. 2015	\$480,000
Old Washington Road Drainage Repairs	FY16	Jan. 2017	\$41,000
Bryans Road Well No. 7 Phase 2	FY07	Feb. 2017	\$150,000
TOTAL			\$24,860,680